

## \$848,999 - 2003 154 Avenue, Edmonton

MLS® #E4463959

**\$848,999**

5 Bedroom, 4.00 Bathroom, 2,629 sqft

Single Family on 0.00 Acres

Gorman, Edmonton, AB

Welcome to an executive luxury home in Gorman, where high-end finishes and thoughtful design meet. This stunning, carpet-free property features premium tile and 7" vinyl plank flooring throughout. The gourmet kitchen offers custom cabinetry, elegant quartz countertops, vaulted ceilings, premium-quality Feature walls and a fully ventilated spice kitchen—ideal for the passionate cook. Designed for multi-generational living, it includes two distinct living areas, a main-floor bedroom with a 4-piece bathroom, and convenient main-floor laundry. The primary suite is a true retreat with a walk-in closet, custom lighting, and a private balcony overlooking a large pie-shaped backyard. The bright, 2-bedroom plus den basement suite with a separate entrance provides excellent flexibility and income potential. Close to all amenities, located minutes from Anthony Henday Drive, this home delivers luxury, comfort, and convenience for modern family living.

Built in 2024

### Essential Information

MLS® # E4463959

Price \$848,999

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 2,629         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2003 154 Avenue |
| Area        | Edmonton        |
| Subdivision | Gorman          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4H7         |

### Amenities

|                |                                                                                                                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vacuum System-Roughed-In, HRV System, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                                                                                                                                                                                     |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                    |
| Appliances        | Garage Opener, Hood Fan, Microwave Hood Fan, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                           |
| Fireplace         | Yes                                                                 |
| Fireplaces        | Insert, Tile Surround                                               |
| Stories           | 3                                                                   |
| Has Suite         | Yes                                                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Finished                                                      |

**Exterior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                            |
| Exterior Features | Commercial, Cul-De-Sac, Fenced, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                            |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | KIRKNESS SCHOOL       |
| Middle     | JOHN D BORACCO SCHOOL |
| High       | EASTGLEN SCHOOL       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 03            |

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Listing information last updated on November 3rd, 2025 at 2:02am MST